#1565

No Federal Stamps Cancelled on this Deed

FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY

WHEREAS on the 18th day of October 1941 Dorothy Veitch and her husband W. J. Veitch executed to Steiner Brothers, a corporation that certain morggage recorded in the office of the Judge of the Probate Court of Shelby County, Alabama in Volume 187 at page 423 thereof, in Records of Deeds on file in said Probate Office, and

WHEREAS, default was made in the terms and provisions of said mortgage by said mortgagors, and WHEREAS, in strict conformity to the terms of said mortgage relating to its foreclosure the undersigned grantors gave notice by publication once a week for three consecutive weeks, towit: March 15th, 1945 and again on March 22, 1945 and again on March 29th, 1945 in Shelby County Reporter a weekly newspaper published in Shelby County, Alabama of the time, the place and the terms of sale of such foreclosure sale, and

WHEREAS, at said sale held strictly in compliance with the power of sale in said mortgage and during the legal hours of sale Guardian Realty Company was the highest bidder for cash therefor, said cash bid being in the sum of Four thousand five hundred dollars; now therefore,

KNOW ALL MEN BY THESE PRESENTS:

That the said Steiner Brothers, a corporation, mortgages in said mortgage as aforesaid for and in consideration of the sum of Four Thousand Five Hundred dollars in hand paid by Guardian Realty Company the receipt whereof is hereby acknowledged has this day bargained, sold and conveyed and does by these presents bargain, sell and convey to the said Guardian Realty Company their successors and assigns all of the right, title and interest of said Dorothy Veitch and W. J. Veitch in and to the following described tract or parcel of land conveyed by said mortgage and situate in Shelby County, Alabama, towit:

Begin at a point where the South line of the Southeast Quarter of Northwest Quarter of Section 34, Township 19, Range 2 East, intersects with the Westerly line of the right of way of the Florida Short Route (Alabama Highway #91), then run Northwesterly along said Highway line 1539 feet more or less to a point where said Highway line intersects the Easterly line of Chancellor's Ferry Road, to be used as the point of beginning, thence run Southeasterly along said line of Chancellor's Ferry Road 250 feet to a point, thence run in an easterly direction to a point on the Westerly right of way line of the Florida Short Route (Alabama Highway #91), thence run Northwesterly along the right of way line of the Florida Short Route (Alabama Highway #91) 250 feet to the point of beginning. Said property being situated in the East half of Northwest Quarter of Section 34, Township 19, Range 2 East, Shelby County, Alabama

10 HAVE AND TO BOLD unto the said Guardian Realty Company their successors and assigns forever.

IN TESTIMONY WHEREOF the said mortgagee Steiner Brothers, a corporation has caused its name to be signed hereto by Bernard S. Steiner its President, who is duly authorized thereto, and has caused its corporate seal to be hereto affixed this the 16th day of April, 1945.

STEINER BROTHERS, a corporation

By Bernard S. Steiner, Its President

Attest: Carl Steiner Its Cashier

Corporate Seal

STATE OF ALABAMA)

JEFFERSON COUNTY

I, Margaret Timmen a Notary Public in and for said County in said State hereby certify that Bernard S. Steiner whose name as President of Steiner Brothers, A corporation is signed to the foregoing conveyance and who is known to me acknowledged before me on this day that being informed of the contents of the conveyance he, as such officer and with full authority thereto executed the same voluntarily for and as

the act of said Corporation.

Given under my hand and official seal this the 16th day of April, 1945.

Notarial Seal

Margaret Tinman, Notary Public in and for Jefferson County, Alabama.

My commission Expires 4/12/48 Jefferson County

Filed for record in this office on the 1st day of May, 1945, at eight o'clock A. M. and duly recorded in Deed Record Vol. 121 on page 105 and examined.

L. C. Walker, Judge of Probate.

No tax due on this instrument. See Mortgage Record187 page 423